

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

August 15, 2019

Chairperson T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: T. Michalski, B. Mazade, E. Hood, J. Doyle, F. Peterson, M. Hovey-Wright, B. Larson

MEMBERS ABSENT: S. Gawron, J. Montgomery-Keast

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: J. Hughes, 3279 E Laketon Ave

APPROVAL OF MINUTES

A motion to approve the Minutes of the regular Planning Commission meeting of June 13, 2019 was made by B. Larson, supported by J. Doyle and unanimously approved.

New Business was heard before Public Hearings, as the applicant was present for the site plan review.

NEW BUSINESS

Case 2019-22: Request for a site plan review for a new boat storage building at 550 Ottawa St. M. Franzak presented the staff report. The property measures 0.68 acres and is zoned B-4, General Business. The parcel is currently vacant and the applicant is requesting to build an 11,900 sf boat storage building. The project is currently under review for a stormwater permit from the Muskegon County Drain Commissioners office. Any approval by this board should be contingent upon the issuance of the stormwater permit from the County. Other items to be addressed in a revised site plan include: Another fire hydrant is required to be located on site. Crushed concrete surfacing material is not allowed in the City, unless the business uses large equipment that would crack concrete. Boat storage does not require large equipment of that sort, as all marinas in the City have concrete or asphalt. The driveway material that is approved must meet a weight limit of at least 75,000 lbs for fire apparatus. Any outdoor boat storage must be screened with a privacy fence from the street. The existing curb cuts located in front of the new building must be closed and re-curbed. The plan only shows that they will be removed and replaced with grass. The landscaping requirements call for one canopy tree for every 30 linear feet of a new building. At least five canopy trees should be planted in the right-of-way, in addition to the landscaping shown. Staff recommends approval of the site plan with the following amendments: 1) A fire hydrant is located on site; 2) The new driveways are either concrete or asphalt and must meet a 75,000 lb weight limit; 3) Any outdoor boat storage must be screened with a privacy fence from the street; 4) The existing curb cuts located in front of the new building must be closed and re-curbed; 5) Five new canopy trees must be planted between the sidewalk and street; and 6) A stormwater permit must be obtained from the County.

M. Franzak discussed revisions made to the site plan addressing the above-noted concerns since the staff report was written. He stated that, although the site plan did not show outdoor boat

storage, it should still be noted that, if utilized, any outdoor storage would have to be screened with a privacy fence. He advised the applicant to consult with the Fire Marshal on the placement of a fire hydrant, and that the asphalt would need to support a 75,000-lb weight limit. He stated that conditions 4) and 5) listed in the staff report (above) could now be eliminated, as those had been taken care of. B. Larson questioned the need for a 75,000 lb weight limit. M. Franzak stated that it was necessary to support fire truck equipment, as the building would not have a sprinkling system.

J. Hughes stated that the Sportfisherman Center needed more boat storage. This building would also block the sight of the salvage area. The building would have minimal traffic to it except for twice a year when boats were stored and then taken out of storage.

A motion that the site plan for a new boat storage building at 550 Ottawa St be approved with the following conditions, to be approved by staff: 1) A new fire hydrant must be located on site; 2) The new driveways are either concrete or asphalt and must meet a 75,000 lb weight limit; 3) Any outdoor boat storage must be screened with a privacy fence from the street; 4) A stormwater permit must be obtained from Muskegon County Drain Commissioners Office, and 5) The crushed concrete must be eliminated from driving and parking surfaces, was made by B. Mazade, supported by M. Hovey-Wright and unanimously approved, with T. Michalski, B. Mazade, E. Hood, J. Doyle, F. Peterson, M. Hovey-Wright, and B. Larson voting aye.

PUBLIC HEARINGS

Hearing, Case 2019-21: Staff-initiated request to amend section 2310 (critical dunes) of the zoning ordinance. M. Franzak presented the staff report. The Michigan Department of Environment, Great Lakes & Energy (EGLE) had requested two final amendments to our local critical dune ordinance before they will grant us approval. The Site Plan Review requirements were previously moved to the Application Requirements sections. Those requirements have been moved back to their original location as a separate number. Also, language was added to the Site Plan Review section that states “the permit shall be approved unless the use will significantly damage the public interest on the privately-owned land, or, if the land is publicly owned, the public interest in the publicly owned land, by significant and unreasonable depletion or degradation of any of the following: the diversity, quality or functions of the critical dune areas within the local unit of government.” The revised critical dune ordinance with proposed amendments was provided to board members. Staff recommends approval of the ordinance amendments.

B. Larson asked if the City would be ones issuing critical dune permits now. M. Franzak stated that they would, and had been doing so for a few months. The amendment changes were clerical in nature and would not change enforcement.

There were no public comments. A motion to close the public hearing was made by B. Larson, supported by J. Doyle and unanimously approved.

A motion that the request to amend section 2310 (Critical Dunes) of the zoning ordinance as described, be recommended to the City Commission for approval was made by J. Doyle, supported by B. Larson and unanimously approved, with T. Michalski, B. Mazade, E. Hood, J. Doyle, F. Peterson, M. Hovey-Wright, and B. Larson voting aye.

OTHER

Review of Chapter 1 of “Suburban Nation” – L. Mikesell provided a review of the first chapter of this book and answered board members’ questions.

OLD BUSINESS

B. Larson and B. Mazade asked for updates on the Windward Pointe and Docks developments, which was provided by M. Franzak.

OTHER

There being no further business, the meeting was adjourned at 4:40 p.m.

DR